

*Chronological Overview/Summary
of Major Sewer and Drainage Issues in
Killearn Lakes Units I and II*

ATTACHMENT # 2d.
PAGE 1 OF 5

April 20, 1971

- Killearn Lakes Unit I Declaration of Covenants and Restrictions.

April 11, 1972

- Board Resolution allowing Killearn Properties to develop roads, streets and drainage facilities for Killearn Lakes Unit I using the concept of "sheet drainage".

November 25, 1975

- Board approved agreement between Leon County and Killearn Properties to accept the roads and drainage systems in Killearn Lakes Unit I under certain conditions and with future requirements. Killearn agrees to conduct adequate testing; maintain roads until July 1, 1976; maintain drainage system until 65% of lots are sold and homes built.

July 30, 1981

- Letter from J.T. Williams, Killearn Properties to County Public Works with map showing 73% of lots developed.

August 24, 1983

- Agreement between Leon County and Killearn Properties for Assignment of Certain Drainage Easements in Killearn Lakes Units I, II, III and IV.

April 17 and 18, 1984

- Board Chairman acknowledged letter from J.T. Williams dated April 11, 1984, requesting County to inspect and take over drainage in Killearn Lakes. Board Chairman response to J.T. Williams.

March 30 and 31, 1987

- Temporary Moratorium for 90 days on installation of septic tanks in Killearn Lakes Unit I.

May 26, 1987

- Killearn Lakes Wastewater Disposal Study prepared by the Ochlockonee River Soil and Water Conservation District and Soil Conservation Service Staff. Report Conclusions:
 - Killearn Lakes Unit I - Sewage system installation would appear to be the only long term acceptable solution to the effluent disposal problems in Unit I.
 - Killearn Lakes Unit II - Increased density and related surface water management problems can be expected to translate into increased septic tank failure rates for Unit II. The provision of an off-site sewage treatment system is therefore desirable in Unit II.

June 1987

- Killearn Lakes Wastewater Disposal Study prepared by the Leon County Public Health Department in cooperation with the LC Public Works, Building Department, Planning Department, NFWFMD, Ochlockonee River Soil Conservation District, Florida Department of Health and Florida Department of Environmental Regulation. Recommendations included:
 - Onsite Sewage Disposal which includes a Central Sewage System in Units I and II.
 - Stormwater Collection and Disposal which included not accepting the present sheet flow concept in Killearn Lakes Units I and II.
 - All preliminary plat reviews should include detail to assess overall sewage disposal potable water and stormwater needs based on individual lot or block evaluations.

*Chronological Overview/Summary of Major Issues in the Development of Killearn Lakes Units I and II
1971 - 2003*

Page 2

ATTACHMENT # 2d.
PAGE 2 OF 2

June 5 and 9, 1987

- Board extends the resolution on the Killearn Lakes moratorium to July 14 and authorized advertisement of Public Hearing to consider an ordinance to re-establish moratorium for Killearn Lakes Unit I based on recommendations of Killearn Lakes Wastewater Disposal Study.

July 10, 1987

- Annexation Proposal for Killearn Lakes by City of Tallahassee. City Annexation Referendum fails.

July 14, 1987

- Board considers three year moratorium on new septic tanks in Killearn Lakes Unit I. Due to legal concerns, Board adopts Resolution to review permits in Killearn Lakes Unit I on a case by case basis and in accordance with F.A.C. Rule 10D-6 until a central sewer system is installed.

July 21, 1987 and August 11, 1987

- Board authorizes the issuance of septic tank permits in Killearn Lakes Unit II.

March 1988, May 31, 1988 and June 3, 1988

- Drainage Study Killearn Lakes Unit I and Unit II prepared for Killearn Properties by Coloney Company Consulting Engineers, Inc. which indicated that most septic tank and drainage problems were caused by improper design and construction. Study indicated that existing drainage system is basically sound and is generally functioning well. County staff did not agree with findings in the Coloney study.

May 17, 1988

- Commissioner Price met with Killearn Lakes homeowners and informed them that staff would bring back recommended solutions to the Board within the next few weeks.

May 27, 1988

- Letter from Coloney Company to Tony Park, Chief of Engineering regarding House to House Drainage Surveys performed in Killearn Lakes Units I and II. Unit I shows 128 Drainage Problems and 50 Septic Tank problems. Unit II shows 5 Drainage problems and 6 Septic Problems.

August 16, 1988

- Agenda Request from Jim Parrish, County Administrator to County Commission recommending the Board hold in abeyance the acceptance of the drainage system in Killearn Lakes Units I and II. Mr. Parrish further indicates that the septic issues in Killearn Lakes can only be addressed through the evaluation of sewer service options. On August 23, 1988 Board approves staff recommendation regarding drainage issues in Killearn Lakes Units I and II.

April 19, 1989

- Memo from Commissioner Don Price to County Administrator, Parwez Alam requesting that staff accept the drainage system in Killearn Lakes as is or with recommended changes in an expedient manner. Staff conducted several meetings with the Killearn Lakes Homeowners.

May 1989

- Killearn Lakes Homeowners Association Newsletter - Stormwater Drainage Update. Residents overwhelmingly prefer modified sheetflow system to ditches and culverts and proposed by County staff.

July 13, 1990

- Department of Community Affairs issues Notice of Violation for the 1976 Killearn Lakes DRI Development Order to Killearn Properties, Leon County and other parties. NOV states that Sanitary Central Sewer Systems have not been provided to all of the Killearn Lakes DRI properties.

Chronological Overview/Summary of Major Issues in the Development of Killearn Lakes Units I and II
1971 - 2003

Page 3

ATTACHMENT # 2d.
PAGE 8 OF 8

February 7, 1991

- County receives Killearn Lakes Unit I Drainage Study Final Report dated January 1991, prepared for Killearn Properties by Richard Moore and Associates. Recommended Construction of additional curbs, swales, and culverts to improve drainage.

May 28, 1991

- Board accepted the Drainage study performed by Richard Moore and Associates Inc for Killearn Properties and approved the proposed construction concept to improve drainage in Killearn Lakes Unit I.

May 1995

- DRI Notice of Proposed Change. Developer wants to be excused from providing central sewer to 143 residential dwelling units outlined in DRI order adopted July 12, 1994.

January 15, 1997

- Board accepts drainage in Killearn Lakes Units II, III, IV and V. Releases Trust Funds to Killearn Properties.

October 16, 1997

- Public Hearing on Proposed Amendments to Article III "On-site Sewage Disposal Systems" of Chapter 18 "Utilities" of the Code of Laws of Leon County, Florida.

February 17, 2000

- Killearn Lakes Development of Regional Impact - Third Notice of Proposed Change.

April 6, 2000

- Board determination of whether or not the Killearn Lakes Development of Regional Impact is in violation of the Amended Development Order for this project.

December 12, 2000

- Consideration of Request by Pepper Ghazvini/Charles Gardner for Modification of the Board's decision finding a Violation of Development Order of Killearn Lakes Development of Regional Impact.

April 12, 2001

- Capital Improvement Project for Eastbound Left Turn Lane on Bannerman Road at Tekesta Drive Intersection.

August 28, 2001

- Town Meeting at Chiles High School.

January 22, 2002

- Board review of stormwater issues raised at Town Meeting in August and actions taken since that time.

June 10, 2003

- Adoption Flooded Property Acquisition Program Policy.

August 26, 2003

- Request to Consider the Flooding/Public Health Crisis in the Killearn Lakes Neighborhood and other Water Quality and Flooding Issues.
- Board authorized \$5 million in BluePrint funds if such funding meets BluePrint criteria and directed staff to submit for ERD review.

September 3, 2003

- District 4 Community Meeting. Focus of discussion on stormwater and septic tank issues.

September 23, 2003

- Board approved the scheduling of two public hearings on Proposed Amendments to Article III "On-site Sewage Disposal Systems" on October 14 and October 28, 2003.
- Agenda Item: Direct Staff to Consider the Acquisition of the Property Located at 1879 Log Ridge Trail Along with Other Properties, as a Part of the Flooded Property Acquisition Program.

October 14, 2003

- Conduct the First of Two Public Hearings to Amend Article III " On-site Sewage Disposal Systems" of Chapter 18 " Utilities" of the Code of Laws of Leon County, Florida

October 21, 2003

- Commissioner Grippa conducted a planning meeting with involved stakeholders regarding development of a Killlearn Lakes Action Plan.

October 28, 2003

- Conduct the Second and Final Public Hearing to Amend Article III " On-site Sewage Disposal Systems" of Chapter 18 " Utilities" of the Code of Laws of Leon County, Florida.
- Workshop regarding the Flooded Property Acquisition Program.

November 18, 2003

- Approval to Issue a Request for Proposals to Hire a Consultant to Design the Sewer System for Killlearn Lakes Units.

December 9, 2003

- Acceptance of a Petition for a Sewer Utility 2/3 Project for Residential Lots Along Beech Ridge Trail in Killlearn Lakes Unit I and Request to Schedule the First Public Hearing on Tuesday, January 13, 2004 at 6:00 p.m.
- Approval of County-wide Flooded Property Acquisition Program Funding Source and Acceptance of Prioritized Acquisition List.

January 13, 2004

- Consideration of Proposed Policy Amendments Regarding Appraisal Process for Flooded Property Acquisition Program.

January 27, 2004

- Ratification of County-wide Flooded Property Acquisition Program List and Budget Amendment Request to Transfer \$1 Million.

February 10, 2004

- Authorize Staff to Negotiate Additional Services With McGlynn Laboratories, Inc. to Support Killlearn Lakes Septic to Sewer Initiative.

February 24, 2004

- Board adopted list of County Properties to be sold to fund the Flooded Property Acquisition Program

April 13, 2004

- Authorize Staff to Negotiate with the Top Ranked Firm to Provide Engineering Design Services for a Municipal Sewer System and Other Improvements for Killlearn Lakes Units I and II.

June 8, 2004

- Status Report on Permitting of a Single Family Home on Norwood Lane.

July 13, 2004

- Authorize contract for Study and Report Phase of the design of a sewer system to serve Killlearn Lakes Units I and II.